

Board of County Commissioners

Development Review

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August 12, 2002 DRC Meeting

Meeting convened at 2:00 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Tom Mountain-Coastal Engineering, Marie Keeum-911 Coordinator, Bob Carver-Building Official, Keith Hunter-Environmental Health, Becky Howard-Deputy Clerk, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of August 5, 2002. Mr. Hunter seconded the motion and the motion carried.

Old Business-

Bushnell Commerce Park

Medium Development

Engineering Site Plan

It was noted that Mr. Mountain/Coastal Engineering is associated with Bushnell Commerce Park and did refrain from the discussions and votes.

Dave Moffitt, MC of Florida, Inc., was present and proposing to subdivide the subject property into 11 lots with one lot being the master drainage retention pond for the entire subdivision. Comments from Hartman and Associates were received today regarding this particular project and the engineering was not approved. Mr. Springstead, Springstead Engineering, Inc., is working with Hartman on getting all comments addressed.

Approvals with conditions have been submitted by Hartman and Associates on Sonny's and Microtel. Mrs. Rogers stated she had spoken with Jerry Hartman, Hartman and Associates, regarding these projects. Mr. Moffitt stated he had spoken with Mr. Springstead on the current status of the projects. Coastal Engineering has new plans to submit to Hartman. The conditions listed on the approvals were discussed. There are still minor issues to be resolved that have been addressed by Hartman.

Mr. Helms moved to table Bushnell Commerce Park, Sonny's and Microtel to the August 19, 2002 meeting in order to allow the applicants time to address the recent comments made by Hartman. Mr. Carver seconded the motion and the motion carried.

Springstead Engineering is supposed to get with Hartman and Associates to address all comments made.

Sonny's Bar-B-Q

Major Development

Engineering Site Plan Review

It was noted that Mr. Mountain/Coastal Engineering is associated with Sonny's Bar-B-Q and did refrain from the discussions and votes.

Steve Paramore, property owner, and Dave Moffitt, MC of Florida, Inc., were present and proposing to construct a 5316 square foot building to be used as a Sonny's BBQ. This project was tabled in the above motion.

Microtel Inn and Suites of Bushnell

Major Development

Engineering Site Plan Review

It was noted that Mr. Mountain/Coastal Engineering is associated with Microtel and did refrain from the discussions and votes.

Dave Moffitt, MC of Florida, Inc., was present and proposing to construct a 3-story hotel with 28,878 square feet of building area to contain 71 rooms. This project was tabled in the above motion.

New Business-

Lenard Powell, Inc.

Major Development

Preliminary and Engineering Review

The Engineer's comments were discussed. Public Works is meeting with this applicant on Thursday. A new site plan is needed due to road access issues on CR 114 and CR 124A.

Mr. Helms moved to table the request until a new site plan is submitted. Mrs. Keenum seconded the motion and the motion carried.

Fox Hollow

Phase II

Final Plat Review

Rob Young, Ralph Young Surveying, was present and proposing to plat a 49-lot subdivision. The Committee discussed tabling the request until a new plat was submitted showing all requested corrections. The City of Wildwood's utility easement was discussed regarding setbacks. The 7 items from Coastal Engineering were discussed. This project has received exemption from the City of Wildwood regarding utility hook-ups. City water/sewer facilities are across the RR tracks from this project.

Mr. Helms moved to table the request until a new plat is submitted for review. Mrs. Howard seconded the motion and the motion carried.

The proposed time frame for review was discussed. The County's surveyor generally needs a couple of weeks for review. The applicant was informed of a three-week window after new plat submittal.

The Villages of Sumter

Hospice

Preliminary and Engineering Review

Troy Locklin, Farner Barley and Associates, Inc., was present and proposing to build a 3782 square foot office building for Hospice and 12,939 square feet of assisted living area. Mr. Helms discussed several comments he had. A letter was submitted to Farner-Barley on August 8, 2002, but no comments have been received. The Committee discussed driveway connection permits, site plan issues, flood plains and parking areas. The temporary grass parking area is to be removed due to lack of need. There are 12 beds proposed for the first phase, with a proposed 48 bed total. The Committee discussed the need for a turn lane on C-466. Stop bars, sidewalks and loading/unloading zones were discussed. The Committee discussed tabling the request until a revised site plan is submitted. Coastal Engineering had 23 comments to be addressed. Environmental Health is the regulating authority for food service and requires a copy of the kitchen plans.

Mr. Helms moved to table the request until a revised site plan is submitted for review. Mrs. Keenum seconded the motion and the motion carried.

Committee Discussion-

The Committee discussed simultaneous submittals of preliminary and engineering reviews. Mr. Mountain stated it was the opinion of Coastal Engineering that this process bypasses steps that allow sufficient review. Although, this type of review helps the applicant move through the approval process much quicker at the applicant's own risk. The most practiced developers tend to use this procedure. Mr. Mountain was asked whether or not the County was pushing Coastal Engineering too fast to allow sufficient reviews. Mr. Mountain stated Coastal would provide the necessary manpower.

Public Forum-

None

The next DRC meeting is scheduled for August 19, 2002.

Mr. Helms moved to adjourn.

Meeting adjourned at 2:36 PM.